

PROJECT DATA:			DEVELOPMENT STANDARDS:	
SITE AREA:			ZONING:	RS-3
GROSS:				
			MAX. COVERAGE:	75%
			MAX. BLDG. HT.:	35 FT
BUILDING FOOTPRINT:			BUILDING SETBACKS:	
EXISTING BUILDING 1			FRONT:	15 FT
EXISTING BUILDING 2			SIDE:	5 FT
TOTAL FOOTPRINT:			REAR:	10 FT
BUILDING USE (PROPOSED):			LANDSCAPE SETBACKS:	
TRANSITIONAL HOUSING:	152 BEDS	20,094 SF	FRONT:	15 FT
OFFICE		2,211 SF	SIDE:	5 FT
COVERAGE:			REAR:	10 FT
GROSS:			LANDSCAPE REQ.:	
PARKING REQUIRED:				20% ¹
TRANSITIONAL HOUSING: 1 PER 10 BEDS			OFF-STREET PARKING:	
OFFICE 1/250 SF			STANDARD:	9X18
TOTAL			DRIVE AISLE:	24 FT
PARKING PROVIDED:			REQ. PARKING RATIO BY USE:	
AUTO:			CIVIC:	1/200 SF ³
			ASSEMBLY:	1/35 SF ²
REQ. ACCESSIBLE			NOTES:	
			¹ Net lot area.	
			² Of seating area.	
			³ Open to the public, plus 1/300 sf of administrative office area.	

Construction Storm Water BMP Notes

1. All applicable construction BMPs and non-storm water discharge BMPs shall be implemented in accordance with the City of National City minimum BMP requirements included in the National City Municipal Code and the City of National City Jurisdictional Runoff Management Program (JRMP). All storm water BMPs shall be maintained for the duration of the project.
2. Erosion control BMPs shall be implemented for all portions of the project area in which no work has been done or is planned to be done over a period of 14 or more days. All onsite drainage pathways that convey concentrated flows shall be stabilized to prevent erosion.
3. Run-on from areas outside the project area shall be diverted around work areas to the extent feasible. Run-on that cannot be diverted shall be managed using appropriate erosion and sediment control BMPs.
4. Sediment control BMPs shall be implemented, including providing fiber rolls, gravel bags, or other equally effective BMPs around the perimeter of the project to prevent transport of soil and sediment offsite. Any sediment tracked onto offsite paved areas shall be removed via sweeping at least daily. All BMPs shall be installed and maintained in accordance with the applicable CASQA fact sheets.
5. Trash and other construction wastes shall be placed in a designated area at least daily and shall be disposed of in accordance with applicable requirements.
6. Materials shall be stored to avoid being transported in storm water runoff and non-storm water discharges. Concrete washout shall be directed to a washout area designed in accordance with CASQA standards; concrete shall not be washed out to the ground.
7. Stockpiles and other sources of pollutants shall be covered when the chance of rain within the next 48 hours is at least 50%.

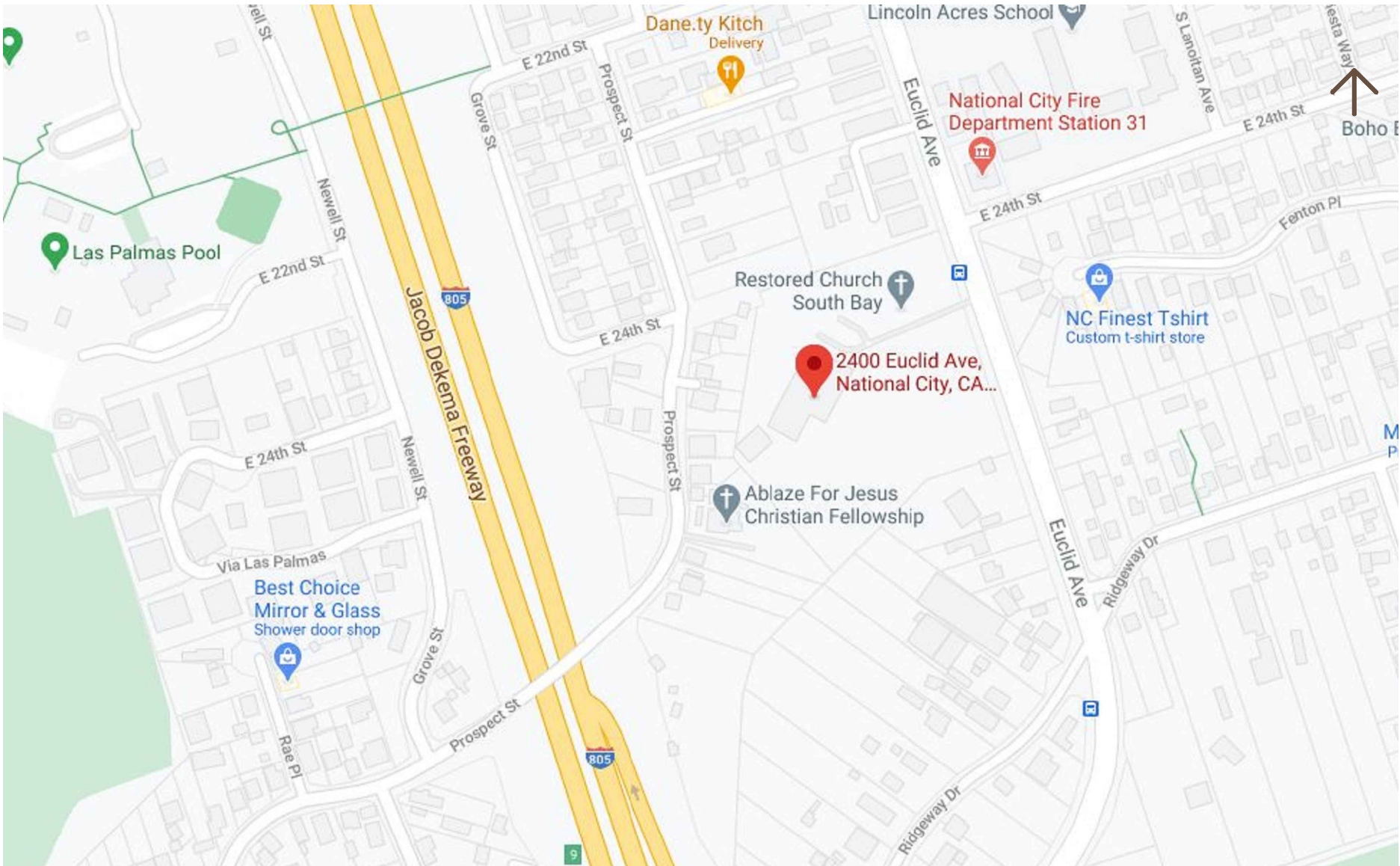
Permanent Storm Water BMP Notes

1. Landscaped areas shall be designed in accordance with Water Efficient Landscape Ordinance requirements.
2. Roof drainage shall be directed to landscaped areas or rain barrels.
3. Walkways shall be designed to drain to adjacent landscaped or natural areas or constructed using permeable materials.
4. Streets, sidewalks, and parking lot aisles shall be constructed to the minimum width necessary, provided public safety is not compromised.
5. Existing trees and natural areas, including but not limited to natural water bodies and natural storage reservoirs or drainage corridors (e.g., topographic depressions, natural swales, and areas of naturally permeable soils), shall be conserved or otherwise protected to the extent feasible.

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Stormwater Management Design: AVERAGE REGIONAL REQUIRED PROVIDED

Boundary Source: CIVIL CAD FILE



scheme: 01

Conceptual Site Plan

2400 Euclid Avenue
National City, CA 91950

WARE MALCOMB

SDG21-6028-00
04.15.2021

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1